



SHOWCASE PROMOTION INCLUDES*

GENERAL

Fixed price contract
Price based on fully serviced standard building lot up to 800m2
contour survey
Engineers soil test and concrete foundation design
Engineers certification of concrete slab.
Working drawings and specifications prepared by builder. Building certification fees, plumbing and drainage fees, including inspections (based on Brisbane City Council)
PLSLA levy fee, QBSA Insurance on base price and contractors all-risk insurance
Appointment with Colour Consultant
Builder's house clean external & internal. Builder's debris only removed from site (EXCLUDES EXCESS SOIL REMOVAL)
6 months maintenance period

SITE WORKS

Nil earthworks included (no import or export of fill is included)
Slab to suit Class 'S' classification on level site (NO PIERING)
Pump for Slab
Connection inc. - sewer, 2 x storm water drains, Up to 10Lm of range
Single phase underground power from main supply to meterbox and Up to 10Lm of water from meter to house all same side of road
N2 wind loading as per Building Code of Australia
Rock excavation/removal excluded
Standard Sediment Control

ACCESS

Access to building site is the responsibility of the owner. Any cost incurred by builder due to difficult site access including crane hire and hand carting of materials is to be paid by the owner.

TERMITE TREATMENT

Termite system to slab penetrations and physical barrier to perimeter

EXTERNAL

Brick Veneer construction (where applicable) with single height face bricks with natural mortar and raked joints from builder's range
Colorbond metal fascia and gutters
Painted downpipes & meterbox
Quality aluminium windows and sliding doors (builder's range)
Locks to windows sliding doors and internal garage door
Colorbond sectional garage door with remote control including two handsets & single power points to ceiling (builder's range)
Front and rear garden tap (location by builder)
Feature front entry door with clear glazing as per specific design (Corinthian PMAD 101, 104, 111, 04) with clear glazed sidelight (where applicable)
Quality lever tri-lock to entry door (choice of Angular, Precise) (bright chrome, satin chrome)
Concrete roof tiles. (builders range)
Hip roof (25deg) with 450mm eaves
Quality pine wall framing and roof trusses
Quality external paint (builder's range) (One Colour Only) (excludes brickwork)
Thermotuff wall wrap to external walls

INTERNAL

Quality pine framing lined with 10mm plasterboard to walls and ceiling with 90mm cove cornice throughout 2440mm ceiling height to single storey
R2.5 glasswool insulation batts to Living & Garage ceiling areas only (excludes Porch/Alfresco ceilings)
67mm x 12mm pencil round skirting (paint finish)
42mm x 12mm pencil round architrave (paint finish)
Gloss enamel paint to all internal doors and woodwork. (builder range) (Solver)
Velvet sheen paint to all internal walls (builders range) (Solver)
Flat acrylic paint to all ceilings (builder's range) (Solver)

One colour Only to walls, arch's, skirts & doors as standard

Corinthian feature internal hinged doors (DECO 3D paint grade)
Built in wardrobes with aluminium framed sliding doors with coloured vinyl fronts, one melamine shelf with hanging rail to all bedrooms, walk in robes to have one melamine shelf with hanging rail (where applicable to design)
Quality contractor lever internal door furniture (venice, elena, sofia, alyssia) (bright chrome, satin chrome)
Linen cupboard with four melamine shelves

KITCHEN

Abey Double bowl Stainless steel sink with Mirada pin mixer tapware
Kitchen cabinetry upgrade including overhead cabinets & pot drawers. (choice of 5 designs)
Fully lined white melamine interiors with one intermediate shelf
Caesarstone benchtops (20mm square edge with arris) to kitchen from Stylemaster Homes nominated range – one colour throughout
Space for dishwasher with single power point & tap. (no connection provided)
Laminex silk finish cabinetry to kitchen (1 colour throughout from Stylemaster range)
Door handles (builder's range)
Site built plasterboard pantry with hinged door and four melamine shelves
Ceramic wall tiles up to 650mm over bench tops. (builder's range) (Floor tiles not included)

KITCHEN APPLIANCESS

Blanco 900mm Freestanding S/S Multi Fuel cooker (electric oven, 5 burner gas top)
Blanco 900mm Stainless Steel canopy range hood (recirculated) inc. Installation (for max 2440 ceilings) or 900mm Slide out (ducted) range hood. Range hood is dependant on kitchen design selection

ELECTRICALS

Rheem Integrity 24Lt gas hot water service with recess box (Connection to supply by Client)
Generous light and power points as per electrical plan
Smoke detectors hardwired to main supply with battery backup
One (1) television point with coaxial cable in ceiling
One (1) pre wired telephone point to kitchen
One Additional gas point for cooker
Automatic circuit breakers with earth leakage safety switch in single phase meter box

BATHROOMS / WC's

Caroma Liano 'above counter' or 'inset' square china basins to bathroom and ensuite with Mirada pin mixer tapware
Caesarstone benchtops (20mm square edge with arris) to vanities from Stylemaster Homes nominated range – one colour throughout
Laminex silk finish cabinetry to bathroom and ensuite (1 colour throughout from Stylemaster range - cupboard doors only as per design)
Door handles (builder's range)
1650mm white bath (Acrylic)
Single towel rail & toilet paper holder in Chrome
Methvan single function shower rose on rail to bathroom and ensuite
Semi Frameless pivot shower screen with clear laminated glass (per design)
Polished edge mirrors to bathroom and ensuite
Dual flush vitreous china white toilet suite.
Ceramic wall tiles to shower walls (2000mm high in shower), over bath, one tile above vanity and one skirting tile to remainder (builders range)
Ceramic tiled floor and shower base (builders range)
Chrome on brass metal floor waste to bathroom and ensuite

LAUNDRY

45 litre white polymer tub, metal cabinet with by-pass
Quality 3 piece tapware in Chrome
Ceramic wall tile over trough with one skirting tile to remainder. (builders range)
Ceramic tiled floor. (builders range)